

091.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

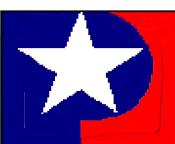
653,800 / 653,800

USE VALUE:

653,800 / 653,800

ASSESSED:

653,800 / 653,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
182		BRATTLE ST, ARLINGTON

Legal Description							User Acct
							58804
							GIS Ref
							GIS Ref
							Insp Date
							08/29/16

## OWNERSHIP

Unit #:

Owner 1: DONNELLY OLIVER	
Owner 2: CHLEIRIGH CAIT NI	
Owner 3:	
Street 1: 182 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: WANG XUEQUN -	
Owner 2: -	
Street 1: 182 BRATTLE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4218		Sq. Ft.	Site		0	70.	1.30	5									382,577						382,600	

Total AC/HA: 0.09683

Total SF/SM: 4218

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 382,577

Spl Credit

Total: 382,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

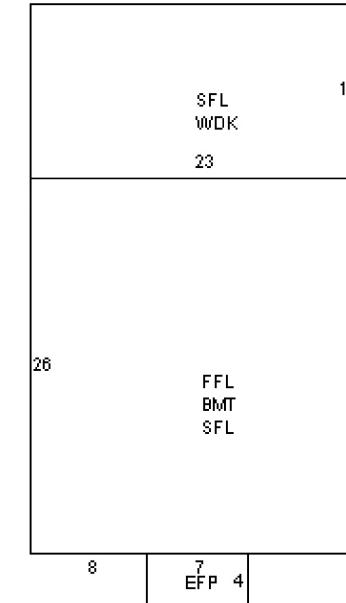
Type:	5 - Cape	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1941
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	148.485
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332397
Depreciation:	61826
Depreciated Total:	270571

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	148.49	
Special Features:	0	Val/Su Net:	113.98	
Final Total:	270600	Val/Su SzAd:	183.83	

**MOBILE HOME**

Make:      Model:      Serial #:      Year:      Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X12	A	AV	1998	0.00	T	16.8	101						600
19	Patio	D	Y	1	10X14	A	AV	1998	4.93	T	16.8	101						600

More: N      Total Yard Items: 600      Total Special Features:

Total: 600

Total: 600

**COMMENTS****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	874	148.490	129,776						
BMT	Basement	598	44.550	26,638						
FFL	First Floor	598	148.490	88,794						
WDK	Deck	276	9.620	2,656						
EFP	Enclos Porch	28	72.590	2,033						
	Net Sketched Area:	2,374		249,897						
	Size Ad	1472	Gross Area	2374	FinArea	1472				

**IMAGE**

**AssessPro** Patriot Properties, Inc